

# College Station. "On The Horizon" 2002 Annual Report



Embracing the Past, Exploring the Future.



From left: Scott Mears, Council Member Place 4; Dennis Maloney, Council Member Place 5; Anne Hazen, Council Member Place 6; Tom Brymer, City Manager; Ron Silvia, Mayor; John Happ, Council Member Place 2; Winnie Garner, Council Member Place 3; and James Massey, Mayor Pro Tem.

Dear Citizens of College Station,

The City of College Station has reached a new horizon. Our efforts are forging a path to a bright future and we are prepared to meet new challenges. To highlight our successes and the direction we are heading, we are presenting you with the City's 2002 Annual Report.

This report features a tremendous year of accomplishment, the remarkable attributes of our community, and how we are building on these milestones to reach new heights. We are so proud of what College Station has become and will continue to strengthen our vision of a City that all residents are proud to call home.

The City Council and staff work diligently to deliver valued government services, but our true achievements are due in large part to our dedicated citizen volunteers and their commitment to serving the community. By working together, College Station will rise into the spotlight as a beacon of hope and a model city for others to emulate.

Together, we can share in the vision for College Station, as she bursts onto the horizon with new ideas, traditional values and civic pride.

Sincerely,  
The College Station City Council



## ***Mission Statement***

On behalf of the citizens of College Station, home of Texas A&M University, the City Council will promote and advance the quality of life of the community.

## ***Core Values***

- Collaboration and cooperation
  - Regionalism
- Active member of the Brazos Valley community
- We support activities that promote municipal empowerment
  - Excellence in customer service
  - Fiscal responsibility
- Promote the health, safety and general well-being of the community
  - Promote involvement and participation of the citizenry

## ***Vision Statements***

### ***Core Services***

We will provide high quality, customer-focused basic city services at a reasonable cost.

### ***Parks and Leisure Services***

We will provide a large range of recreational and cultural arts opportunities.

### ***Planning and Development***

We will provide a well-planned community.

### ***Economic Development***

We will provide a strong and diverse economic environment.



*Tom Brymer*  
*City Manager*

Dear College Station Citizens,

It is my pleasure to present to you the City's 2002 Annual Report. The theme "On the Horizon" reflects our bright future while acknowledging the importance of our past. The report features the dedicated people, places and award-winning accomplishments that have kept our community strong, while providing accountability to our citizens regarding the City's finances.

The City's direction is guided by our mission and vision statements established by our Mayor and City Council. These statements also guide the Council's yearly Strategic Plan, which serves as the driving force of the annual budget. In May 2002, the City Council distilled our vision statements into four key areas, placing a strong emphasis on providing excellent core services, such as reliable utilities, high quality public safety and well-planned neighborhoods.

As our nation has experienced an economic slow down, our community benefited from having a service-driven economy and a world class university. Even with these benefits, we will continue to emphasize responsible planning coupled with fiscal conservatism. This will keep our City well positioned for economic challenges that may arise in 2003.

Our goal is to continually enhance the quality of life in College Station. We could not do that without the dedicated efforts of all City of College Station employees, but, more importantly, it requires a team effort. A team of citizens, our City Council and all City employees that can continue to build our City into a community known for excellence. We look forward to serving with you on that team for an exciting 2003 with "our eyes fixed on the horizon!"

## Intergovernmental Teamwork... for a Bright Future

One of the primary goals of the College Station City Council is to determine where the City is headed and to create a strategy to get to the desired destination. Collaboration and cooperation with our neighbors in the Brazos Valley are core values that drive the City Council's yearly Strategic Plan, a document outlining specific projects that will lead College Station into a future with endless possibilities. Many items in the Strategic Plan are highlighted in this Annual Report, such as Capital Improvement Projects. Another significant portion of the Strategic Plan focuses on Intergovernmental Cooperation, which is pictorially featured on this page.

Intergovernmental Cooperation between all entities in the Brazos Valley, and beyond, is a key component for the City's success. We are proud to be able to work with all the leaders in this community, state and nation to build a brighter future for College Station.



Local emergency services working as a team!



From left, Charles Sippial, Vice President for Administration for TAMU; Ron Silvia, College Station Mayor; Jay Don Watson, Bryan Mayor; Al Jones, Former County Judge; proclaiming National Night Out.



Arts Council Building Groundbreaking



James Massey, Mayor Pro Tem, College Hills Elementary School Rally



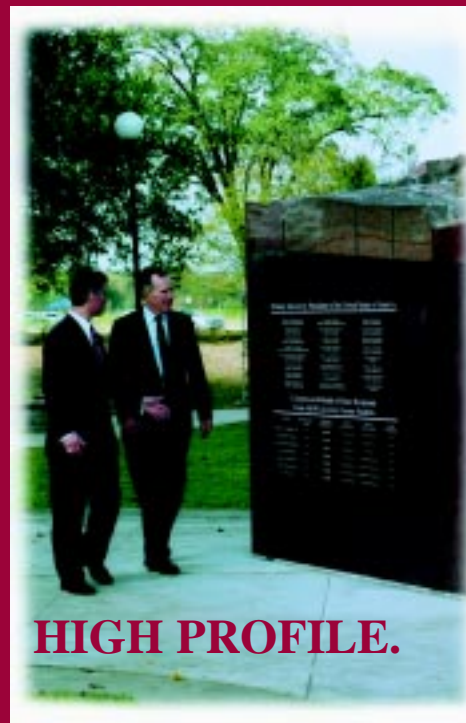
Police Memorial and Statue Dedication. College Station, Bryan and TAMU Police Departments and Sheriff's Office were on hand to hear Representative Fred Brown.



# COLLEGE STATION.



**VISIONARY.**



**HIGH PROFILE.**



**FRIENDLY.**



**PROUD.**



**ENERGETIC.**



**FLOURISHING.**



**EDUCATED.**



**VIBRANT.**



**INSPIRING.**



**WORLD CLASS.**



**FAMILY ORIENTED.**

**HOME.**

# Core Services

*We will provide reliable and high quality streets, utilities, and technology with the capacity to meet current and projected needs.*



**Graham Road Phase II** consisted of widening and rehabilitating Graham Road from Hibiscus to Wellborn. It included upgrading the road to a concrete 48' wide major collector with two lanes of travel, one center lane, bike lanes on each side, a new 6' sidewalk at the back of the curb, and storm drain improvements. This upgrade is consistent with the Thoroughfare Plan and improves east-west mobility on the south side of town.



**Dartmouth Drive Extension Phase I** consisted of the extension of Dartmouth Drive from just south of Southwest Parkway to Krenek Tap Road, and included sidewalks.

The **Cherry Street Improvements Project** included the reconstruction of the existing street to include curb and gutter, sidewalks and storm drainage. The boundaries of the project were Cherry Street from Nagle Street to Boyett Street.







The **Second Street Plaza Project in Northgate** included the design and construction of a pedestrian mall along Second Street between Louise and Church Avenues, and the rehabilitation of Louise Avenue between College Main and Second Street.



The **George Bush Drive Extension**, located in the heart of the Wolf Pen Creek Corridor, was completed in May 2002. This street extension project connects Harvey Road to Holleman Drive and features a five-barrel Arch Bridge crossing, 950 feet of new 47' wide pavement with two 6' sidewalks, storm drainage, street lights and a 12" waterline extension.



The **Rock Prairie Road Realignment** project was a direct connection of Rock Prairie Road from the SH 6 overpass east to the current intersection of Rock Prairie Road and Stonebrook Drive. Two lanes of traffic, a median, storm drainage and master-planned water distribution facilities were included. It was funded with 1998 General Obligation Bonds and Utility Revenue Bonds totaling about \$1.1 million.





### **Traffic Calming - Southside Area**

After studying traffic volumes and speeds on several neighborhood streets, City staff selected Dexter Drive between Holleman and George Bush Drive as the first street to plan for traffic calming measures. The study area was broadened to include much of the Southside Neighborhood. After an initial neighborhood meeting, a citizen group comprised of 11 property owners, residents and representatives of property in the study

area was created. Staff has met with the group and the final traffic calming plan is anticipated to be presented to the property owners and residents of the study area in early 2003. At that time, they will have the opportunity to vote in favor of or in opposition to the plan.



### **The Wolf Pen Creek Corridor Lower Trails Project**

, from Dartmouth Street to Highway 6, includes the construction of approximately 3,275 feet of concrete pedestrian trails, an 8 ft by 90 ft pedestrian bridge, landscaping,

irrigation system, decorative trail lighting, emergency telephones, a kiosk, two overlook structures, a bus turnout, and trail rest areas, including benches, bicycle racks and trash cans. The project will be finished in early 2003.

### **Environmental Protection Through Greenway Property Acquisitions**

Eighty-two acres of greenway property on Carter Creek, Lick Creek and Spring Creek were purchased and set aside for open space protection. A grant for \$200,000 from U.S. Fish and Wildlife was received for the purchase and protection of environmentally-sensitive habitat. The acquisition of another 195 acres is pending. In addition, open space properties are pursued through developer dedications. As part of a cooperative effort, students from Texas A&M's landscape architecture department provided four conceptual design plans for wildlife habitat and trail development within the greenway system.



### **Public Works' Street Maintenance & Rehabilitation Program**

Public Works reconfigured the Streets Maintenance Program to increase preventative measures, which can improve street quality and reduce long-term maintenance costs. Since this change, the City has sealcoated 27.2 lane miles and overlaid 10.4 lane miles. By increasing the number of lane miles sealcoated per year, the Streets Division is able to greatly improve the quality of College Station streets without increasing the cost to the taxpayer.





### **Preparing for the Future**

The City recently constructed a new three-million gallon Elevated Water Storage Tank (EST) on Park Place. The new tank replaced the previous one-million gallon EST at Texas Avenue and Holleman Drive. The old tank, a fixture in the College Station landscape since the late 1960s, was taken down in December 2002. The project had a budget of \$3.627 million, with funding from Water Revenue Bond funds.

### **Water and Wastewater operators saved ratepayers**

over \$40,000 in FY 2002 by identifying areas where old, inefficient equipment could be upgraded with newer, safer and more efficient equipment. Operators also made the best use of locally available resources to keep wastewater treatment equipment functioning properly and protecting the environment at all times.



### **Electric Capital Improvement Projects**

All electric power lines were placed underground along Southwest Parkway from Texas Avenue to Highway 6. The final phase was completed in Summer 2002. This was a multi-year project to improve the appearance of one of the main entries into College Station.

Several street lighting improvements were completed in 2002. Additional historical lighting was installed in the Southside areas of College Station. Street lights along Harvey Road and Rock Prairie Road were also upgraded.



### **The Lick Creek Wastewater Treatment**

**Plant** (WWTP) began operations in 1987 with a capacity of 500,000 gallons per day, serving the Pebble Creek development and customers south of Greens Prairie Road. On April 1, 2001, construction began to expand the Lick Creek WWTP to 2.0 million gallons per day capacity to accommodate growth in the southern portion of College Station. Nearly complete, the expanded plant will serve the Castlegate, Pebble Creek, Alexandria and Shenandoah subdivisions.



## Reliable Water Supply

Construction began in April 2002 on two sections of College Station Utilities' new parallel water transmission line. In the first section, a 48-inch diameter welded steel pipe transports raw drinking water three miles, from the City's Sandy Point Pump Station along Sandy Point Road to a point about one-half mile north of Highway 21. The second section of line is 36 inches in diameter and extends approximately four miles, from Villa Maria Road to the Dowling Road Pump Station.



## Getting to Know our Customers

College Station's Water and Wastewater Divisions contacted over 6,000 customers in FY 2002 through presentations, facility tours and demonstrations.







With a focus on customer convenience, College Station Utilities (CSU) introduced a new bill payment system called **ePAY**. With **ePAY**, customers can access their utility account 24 hours a day, 7 days a week by calling 764-**ePAY** or logging on to the **ePAY** web site: [www.epay.ci.college-station.tx.us](http://www.epay.ci.college-station.tx.us). Customers can find information on their bills, payments and current balance, and they can make payments using a credit card. In addition, customers can choose to go paperless by receiving their bill in the form of an email. The email contains a link to the **ePAY** system, making it easy to access account information.



CSU also offers a full-service lobby and drive-through that is open Monday through Friday from 8:00 a.m. to 5:00 p.m. or customers can call (979) 764-3535 or 1-800-849-6623.

CSU is providing the best, most convenient ways for customers to do business while strengthening their commitment to quality service.



### **Reading Made Easy**

Patrons of the College Station Public Library on Harvey Mitchell Parkway have discovered the convenience of checking out library materials with the new “self-check unit.” For a single book or a basketful of books, children and adults can check out their own items and receive a convenient receipt to alert them when items are due back at the library.

# Core Services

*We will provide high quality public health and safety.*

## Safety for Seniors

Senior citizens are at a greater risk for injuries from falls, fires and vehicle collisions. They are also at a greater risk for crimes involving swindlers and thieves. In an effort to prevent injuries and crimes, the College Station Fire and Police Departments have teamed up to offer an annual Senior Citizen Police and Fire Academy.



## Protecting our Homes

In 2002, College Station Firefighters and Code Enforcement Officers visited over 1,700 College Station homes to perform smoke alarm inspections. Through a FEMA Assistance to Firefighters Grant, over 1,000 smoke alarms were installed within these homes and 446 batteries replaced. Some of the people who benefited from receiving smoke alarms included 443 children, 243 senior citizens and 76 disabled persons.

## Safety Camp for Kids

Learning about safety can be fun! Community Development Block Grant funds enabled over 200 College Station youth to practice water, fire, bicycle and school bus safety skills while having a great time. “Safety Campers” participated in a bicycle/scooter road course, fire safety trailer escapes, school bus evacuations, swimming pool and boating classes, a fire hose tug of war and much more!



## Citizens Helping Citizens

After a fire, who is there to help? The Community Action Response Team – CART, which provides assistance to victims of fire emergencies and evacuations. CART is a group of volunteers with the simple goal to come along side their neighbors and help them through bad times, getting them on the road to recovery. CART is staffed by graduates of the College Station Citizens’ Fire Academy.



### **Well Prepared Community**

Renewed emphasis on Domestic Preparedness and Response to Weapons of Mass Destruction has been a major factor in the direction of the Emergency Management Division. Incident Command System classes have been made available to employees in all City departments and were also attended by employees of the City of Bryan and Brazos County. A major training event was conducted involving approximately 50 personnel from area emergency response organizations. The Emergency Management Division also spearheaded a grant application to the Office of Justice Programs Domestic Preparedness Grant Program that resulted in an equipment award valued over \$270,000.



### **An Attractive Community**

In 2002, the Community Enhancement/Code Enforcement Division increased efforts to improve the safety and beauty of our community. Code Enforcement officers handled 11,637 cases, which averages to 2,934 cases per officer. Ninety-five percent of these cases were investigated within 48 hours of receipt, with 99% resolved within 90 days by voluntary compliance. By handling these cases in a professional, timely manner, this division remains one of the primary reasons residents of College Station have an exceptional quality of life.



### **Neighborhood Involvement**

The City collaborated with Texas A&M University, neighborhood associations and others to hold Neighborhood Block Parties. Residents had fun meeting neighbors, City staff, TAMU and state agency representatives, and community groups to learn about local services. In April, a block party for Southside area residents was held at the Lincoln Center and included a hamburger dinner, exhibit booths, door prizes, a Joy Jump, Aggie Yell leaders, “Sparky” the fire dog and “Bee,” a good neighbor.

### **Adding Fire Services**

A site for Fire Station 5 has been acquired at 601 Greens Prairie Road. This station, funded through General Obligation Bonds authorized by voters in 1998, will serve citizens in the areas east of Highway 6 and south of Sebesta Road. This station, initially staffed by a single engine company, should open in 2004.



## Ensuring the Safety of our Community

In 2002, the College Station Police Department continued to strive for excellence when serving the citizens of College Station. A major milestone of excellence is the department's continued and highly-honored Accreditation status through the Commission on Law Enforcement Accreditation. The department has now started the process to have the communications section Accredited through

the same commission. These Accreditations and the department's Community Policing philosophy ensure the citizens of College Station are receiving the highest quality of service.

The College Station Police Department operates a full-service department, offering bike patrols, motorcycle patrols, SWAT, Hostage Negotiators, Criminal Investigations, a Bomb Squad, Crime Scene Technicians, and Police and Fire dispatch with emergency, medically-trained dispatchers and a holding facility.



In 2002, the Police Department continued to strengthen its ability to protect citizens. The crime scene unit obtained a crime scope, enabling technicians to locate and record fingerprints that were otherwise unnoticeable. Additionally, the department began the process of obtaining an explosives-detecting canine and started developing a Field Training Program for first-line supervisors. The department also created a new recruiting video that has resulted in more and higher quality applications. Visit the department's web site at <http://cspd.college-station.tx.us>.

## Honoring the Fallen

In May of 2002, a statue, which is part of the City's representative art program, was dedicated during the Police Memorial Ceremony. The statue was presented by the Arts Council of the Brazos Valley and is titled "Service with Honor."





# Core Services

*We will promote effective communication,  
interdepartmentally and to the public.*

The **Public Communications & Marketing Department** is responsible for proactive communication between the City and community to ensure all residents are informed of the City's mission and vision, and what the City is doing to achieve these goals. This department oversees all public and media relations, advertising and marketing, such as televising City Council meetings live on the City's cable channel 19.

Public Communications & Marketing also creates citywide publications, including an Annual Report and Residents' Guide to City Services, and maintains portions of the City's web site, [www.ci.college-station.tx.us](http://www.ci.college-station.tx.us), where people can subscribe to Net News, an electronic email news service. The department's efforts in 2002 were honored by receiving six achievement awards.



In 2002, the **Human Resources Department** increased its high quality programs and services that are strategically designed to support internal and external communication efforts. As part of a renewed commitment to customer service, the department implemented a two-day "Service Excellence Program" for employees to tour City facilities and receive presentations from City departments. This arms employees with a better working knowledge of what each department is responsible for, enhancing customer service skills.



Human Resources also began coordinating monthly "Project Management Forums," consisting of half-day training sessions related to managing construction projects and contracts. These forums improve the skills and knowledge of our project managers so they can better serve the citizens. The department also hosted a Retirement and Financial Planning Fair to help employees make the best possible retirement and investment decisions.

# Parks and Leisure Services

*We will provide a large range of recreational and cultural arts opportunities.*

**Castlegate Park** is a new neighborhood park of nearly four acres designed by the College Station Parks and Recreation Department and the developer of the Castlegate Subdivision. This park was constructed by the developer for his required parkland dedication and was the first time a developer utilized the option to complete the construction of the park. The development is a typical neighborhood park with a basketball court, tennis courts, walkways and a playground.



The **Lincoln Recreation Center** was expanded, adding a new entry and gathering space at the north entry. The addition of 700 square feet allows for more comfort and control for large events that occur in the Center's gym. The new space also provides added programming alternatives when the Center is in high use.



The **Veterans Memorial** was coordinated by the Veterans Memorial Committee with assistance from the Arts Council of the Brazos Valley, and dedicated on Veterans Day, November 11. This impressive memorial honors all veterans of the Brazos Valley and will serve as one of the most significant attractions in our area.

**Phase I of Veterans Park and Athletic Complex**, which covers 70 of the park's 150 acres, was started. Development includes six adult soccer fields and two adult softball fields. The soccer fields are named for the six branches of the military service (Army, Navy, Marine Corps, Coast

Guard, Air Force and Merchant Marine). The two softball fields are named Honor and Courage. An expandable maintenance building and restrooms for the soccer fields were also constructed, along with the first section of the main road "Veterans Parkway" and over 400 parking spaces.



In 2002, **improvements were made in numerous parks** throughout College Station. Playgrounds were replaced at Gabbard, Anderson and Georgie K. Fitch parks. Oaks Park received new walks, benches and a pedestrian bridge. Brison Park received a new pedestrian bridge and sidewalks. With a joint agreement among the City, CSISD and Rock Prairie PTO, the jogging/walking track at Jack & Dorothy Miller Park was transformed into concrete with a rubber cushion surface. As part of a list of intergenerational improvements, 26 benches were installed at Lions, Merry Oaks, Oaks, Central and Tarrow Parks.



**Billie Madeley Park**, five acres located on the border between College Station and Bryan, was donated to College Station by Edward Madeley in honor of his late wife Billie. The intent was that it be left in its natural state, with minimal development. For their joint effort, the City of College Station built three bridges that allowed completion of a trail system and the City of Bryan completed a small parking lot.

**The Starlight Music Series at Wolf Pen Creek Amphitheater**, sponsored by College Station Utilities, has concluded its first successful season. Nine free events were held (with two rainouts), April through July, with a total of over 34,700 people attending. The series showcased performers Jerry Jeff Walker, Bo Diddley, the Bellamy Brothers, and Vince Vance and the Valiants.



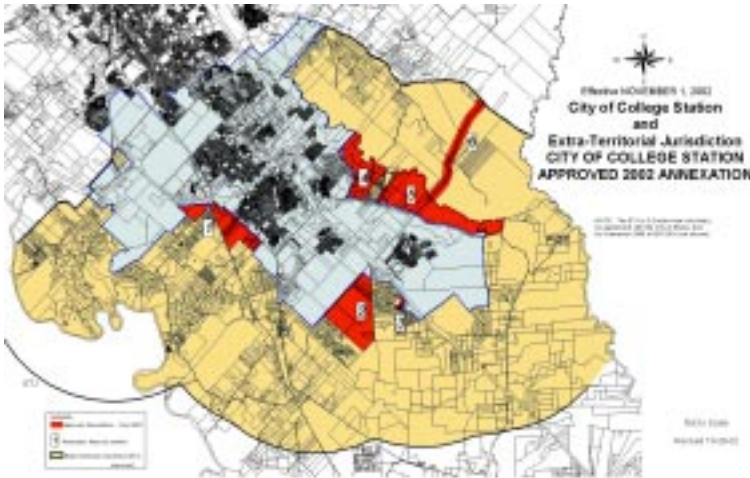
The first phase of development of **Lick Creek Park** began in December 2002. This development involves items in the Park's Master Plan. Funding is primarily from 1998 Bond funds with the addition of \$80,000 in grant funds. The project includes an entry drive to a new parking lot, three pedestrian bridges and a culvert to accommodate 1.9 miles of trails with an improved gravel surface. Completion is expected in the summer of 2003.

Emergency Management personnel with the City, CSISD and Texas A&M University worked together to bring a new **Lightning Prediction System** to our area. The systems were installed at City parks with high-density outdoor populations and at most City-school system campuses, as well as TAMU. These systems are designed to predict the probability of a lightning strike within a selected area so individuals can seek shelter. Alerting methods include an audible warning horn plus a flashing strobe light.

**Parks Maintenance Standards** were developed in support of the City's Strategic Plan. The standards involve a quarterly survey of each of the City's developed parks. The first survey was conducted in December 2001 and showed the City's park system met 71 % of overall standards. By October 2002, the percentage had risen to 81%. The goal is to achieve a 90% rating by FY 2006.

# Planning and Development

*We will provide a well-planned community.*



In 2002, the City completed the annexation of 4,200 acres in six areas surrounding College Station. These areas have experienced development interest or are areas where development is likely to occur. The six areas are largely undeveloped at this time. In order to ensure future quality development, the City Council directed this major annexation effort that began in early 2001.

## Triangle Planning Study

The Planning & Zoning Commission recommended and the City Council adopted a planning study for the Rock Prairie / Greens Prairie triangle in south College Station. This is one of the City's premier growth areas and will also be the location of the City's new Class "A" Business Park. The plan describes future land uses, transportation systems, parklands and utility improvements for the area.



## Bike and Pedestrian Master Plan

In October, the City Council adopted an update to the City's Bike and Pedestrian Master Plan. Highlights include an expanded system of bike and pedestrian facilities, increased bike parking in retail areas, the potential for bike racks on TAMU and Brazos transit buses, improved detection at signalized intersections and new signage on designated routes.





## Brazos Valley Regional Transportation Summit

In 2002, the City of College Station and the Brazos Valley Council of Governments teamed up to host the First Annual Brazos Valley Regional Transportation Summit. The summit provided a forum for state and local elected officials, city and county staff, Texas Department of Transportation officials, and others to discuss transportation-related issues of a regional interest. Ric Williamson, Member of the Texas Transportation Commission, spoke on Governor Perry's proposed transportation corridor plan. Other topics included highway transportation funding, passenger and freight rail, air transportation and intelligent transportation systems. The second annual event is planned for May 2003.

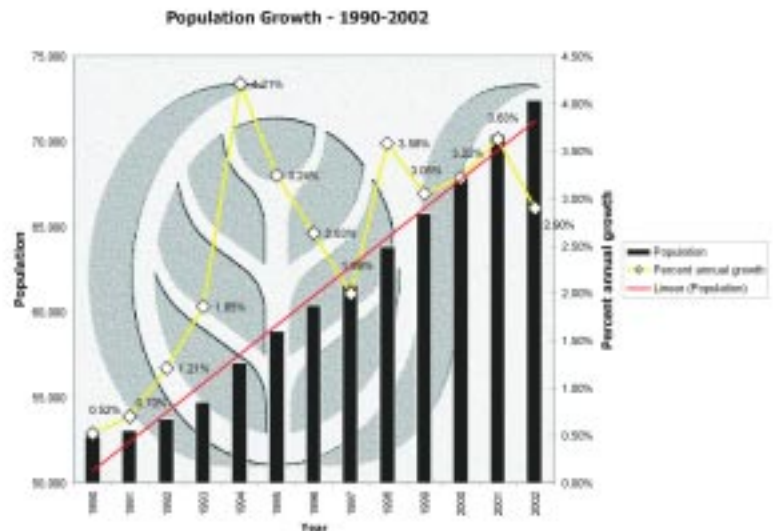
## Neighborhood Conference and Youth Vision

In September, the Office of Neighborhood Services hosted the 2002 Neighborhood Conference and Youth Vision. Over 275 youth and adults participated in the conference, which featured hands-on activities for K-12<sup>th</sup> grade and workshops for adults, including community planning, neighborhood associations and issues affecting quality of life. Youth participated in group projects, such as building a large scale city out of boxes and creating a park plan.



## Population Trends

The most recent population estimates for College Station now exceed 72,000 persons. The percent of growth appears to have slowed to under three percent. Texas A&M University and Blinn College posted record enrollments this fall. However, the proportion of students to the general population is decreasing as the community continues to attract new jobs and retirees.



## **Housing Growth**

In 2002, several large single-family subdivisions were approved and are under construction. In addition, many existing subdivisions continued to plan and develop more lots. With more than 20 new or developing subdivisions, the City grew with the addition of over 1,700 single-family lots, 115 duplex lots and 131 townhome lots, and nearly 790 multi-family units were constructed with another 250 proposed.

## **Commercial Development**

Wolf Pen Plaza Center, at the intersection of Texas Avenue and Holleman, was expanded. Goody's Family Clothing and Starbucks joined retail anchors Hobby Lobby, Ross Dress For Less, Shoe Carnival and Petco.

Texas-based HEB opened a new College Station grocery store in March. The development significantly increased the property tax rolls through HEB's \$5 million investment on what was formerly City-owned property.

Other commercial development included four new pharmacies, Academy and a new Harley Davidson dealership.

## **Unified Development Ordinance**

The City is currently updating its development regulations into a single document, the Unified Development Ordinance (UDO). The UDO will combine all of the City's development codes into a single document that will establish standards to assure quality development for years to come. Updated standards include zoning, site planning, buffering, landscaping, driveways, signs and other related requirements. City staff continues to work with citizens, interest groups, and City boards and committees to gain as much input into the process as possible. Adoption of the UDO is expected in early 2003.





# Economic Development

*We will provide a strong and diverse economic environment.*

## Spring Creek Corporate Campus

The City Council has approved a master plan for a new Class “A” Business Park. The new 239-acre park will be named “Spring Creek Corporate Campus” and is generally located at the northeast intersection of Highway 6 and Greens Prairie Road. The park will be developed in a “woodlands” style with landscape preserves around each tract and a 100+ acre greenway buffer, which surrounds much of the property. Spring Creek Corporate Campus will provide tracts ranging from 5 to 100 acres for technology and office uses.



## SourceNet

**SourceNet Solutions** has finished construction on a new \$8.4 million, 100,000 square foot facility in the Business Center at College Station. SourceNet is a global outsourcing firm that provides accounts payable and payroll services. The company currently has annual revenues in excess of \$25 million. SourceNet will employ 300 full-time and 100 part-time employees with a total payroll of \$9.2 million by December 2004.



## Caldwell Watson, HP and Schlumberger

Caldwell Watson Real Estate Group has finished construction on the Hewlett Packard-Schlumberger building in the Texas A&M University Research Park. The new 67,386 square foot facility represents a \$7 million capital investment. Hewlett Packard has continued the successful project started by Compaq and will increase their annual payroll by \$460,000 by 2006. Schlumberger will increase payroll by \$1.2 million by 2005.



## Hotel Conference Center

The City is continuing to work towards the completion of the Hotel and Conference Center project in partnership with TAC Realty, Inc., a subsidiary of the Adam Corporation. All initial agreements have been finalized, design development documents have been completed, and construction documents will be complete and the project will be bid in the first half of 2003.

Construction is scheduled to begin in the summer of 2003 and the Hotel and Conference Center will open in the first quarter of 2005. The Conference Center will begin taking conference reservations in the summer of 2003.

The project will be located on a 55-acre site on University Drive at the southeast corner

of Copperfield Drive and will also include a 250,000 square foot corporate office building. The City will construct Copperfield Parkway to connect University Drive and Harvey Road. Water, wastewater and other utilities will be brought to the site to serve the entire area.

The Conference Center will be approximately 60,000 square feet and have a grand ballroom, junior ballroom, four meeting rooms, an amphitheater, courtyards and pre-function space. The hotel will have approximately 300 rooms and feature full-service amenities, including golf services through Miramont Golf Course, a restaurant and bar, retail space, pools, parking, landscaping and courtyards.

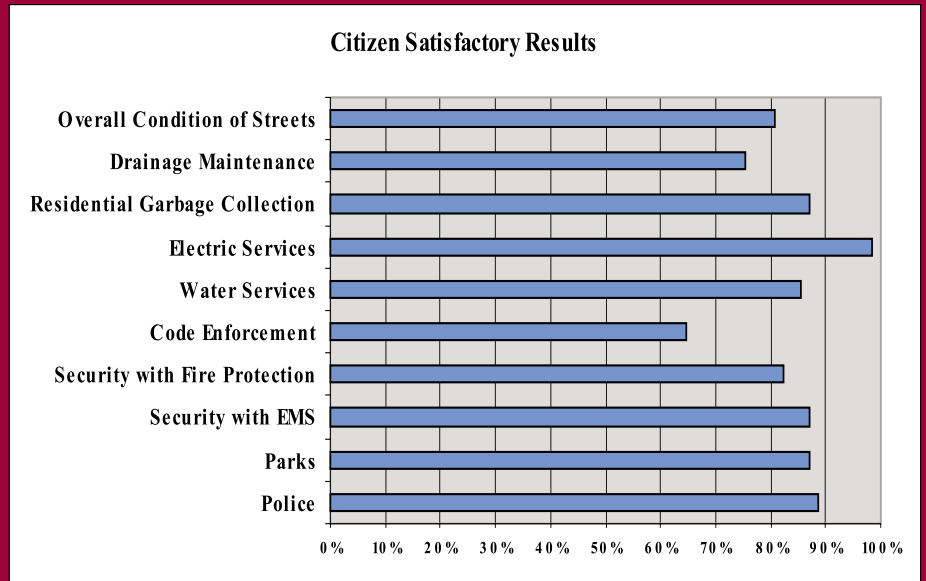


## Listening to our Citizens

As a part of the City's commitment to excellence, a survey of 500 citizens was conducted by the University of North Texas Survey Research Center in April 2002.

Satisfaction with City services as a whole has remained high, with an average of 92% very satisfied/satisfied over the past five years. According to the survey, the greatest need for College Station relates to

transportation issues (40.6%), followed by the need for entertainment/restaurant/shopping areas (17.6%) and the need for improvement/increase in City services (7.7%). The survey's margin of error was  $\pm 4.3\%$ .



## What Citizens Get for Each Tax Dollar



### The City of College Station provides citizens with:

- ⌘ 24-hour Police and Fire emergency response
- ⌘ Well maintained streets
- ⌘ Sound financial management
- ⌘ Increased economic opportunities
- ⌘ Competent, service-oriented employees
- ⌘ Proactive neighborhood planning and preservation
- ⌘ Extensive park facilities and recreation activities
- ⌘ Environmentally sound solid waste management
- ⌘ Superior, environmentally friendly water utilities
- ⌘ Convenient recycling services

### Taxing Entity

College Station	\$0.4777 per \$100
Brazos County	\$0.4146 per \$100
College Station ISD	\$1.79 per \$100
Hotel-Motel Tax	13.00%
Sales Tax	8.25%

### Bond Rating Agency

Moody's  
Standard & Poors

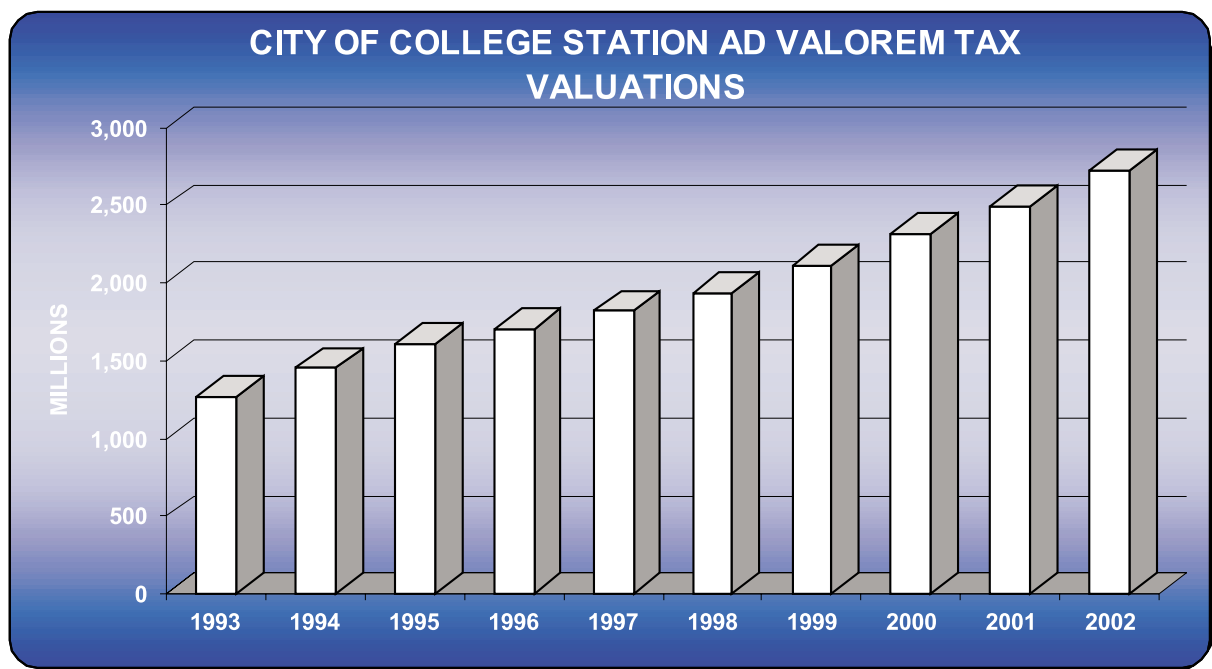
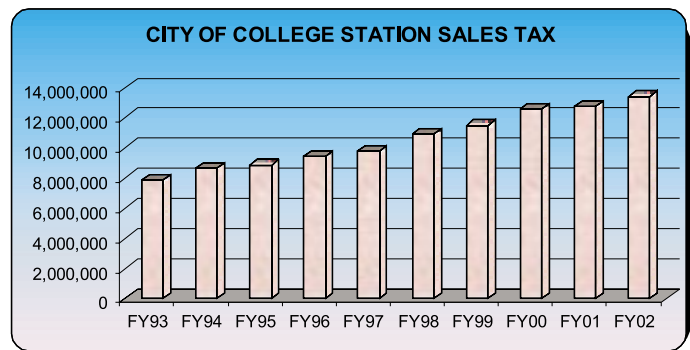
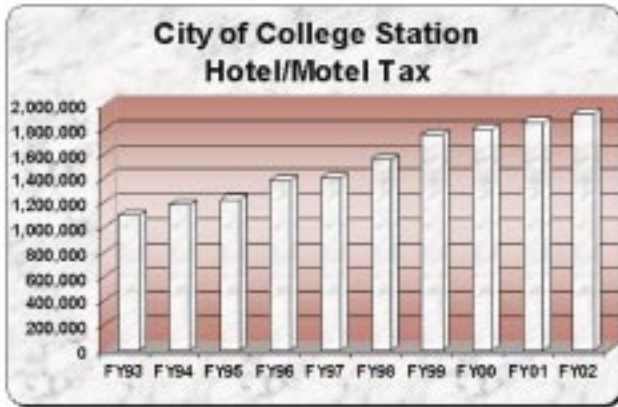
### Tax Rate

### Bond Rating

Aa3  
AA-

### Fiscal Year 2002 Budget

Police	\$0.23	\$9,299,589
Fire	0.18	7,087,386
Public Works	0.14	5,512,365
Parks/Rec.	0.15	6,091,330
Dev Serv	0.05	1,929,122
Library	0.02	754,955
Finance	0.06	2,352,205
Gen Govt	0.09	3,404,765
Tech/Info	0.06	2,458,471
Other	0.02	882,498
<b>Total</b>	<b>\$1.00</b>	<b>\$39,772,686</b>





**Combined Financial Position**  
**September 30, 2001 and 2002**  
**\$ x 1,000**

	2002	2001
<b>Assets (Amount Owned)</b>		
Cash and Investment	\$ 103,981	89,211
Restricted Cash and Investments	22,244	24,489
Other Current Assets	21,585	21,358
Property and Equipment (net)	310,655	273,298
Other Assets	76,378	61,258
<b>Total Assets</b>	<b>\$534,843</b>	<b>\$ 469,614</b>
<b>Liabilities and Municipal Equity</b>		
<b>Liabilities (Amount Owed)</b>		
Accounts Payable	\$ 13,331	\$ 7,239
Other Liabilities	41,010	34,407
Outstanding Debt	120,650	102,428
<b>Total Liabilities</b>	<b>\$174,991</b>	<b>\$144,074</b>
<b>Municipal Equity (Excess of Assets over Liabilities)</b>		
Contributed Capital	\$ 46,146	42,012
Investments in General Fixed Assets	140,353	123,675
Retained Earnings	106,820	102,832
Fund Balance	66,533	57,021
<b>Total Assets</b>	<b>\$359,852</b>	<b>\$325,540</b>
<b>Total Liabilities and Municipal Equity</b>	<b>\$534,843</b>	<b>\$469,614</b>

(unaudited)

**Revenues and Expenditures for the Fiscal Years Ended**  
**September 30, 2001 and 2002**  
**\$ x 1,000**

	2002	2001
<b>Revenues</b>		
Sales Tax	\$ 13,401	\$ 12,774
Property Tax	12,224	10,736
Charges for Services	2,161	1,954
Permits, Fines and Other	8,073	8,846
Investment Earnings	4,804	7,910
Intergovernmental Revenues	2,572	1,347
Electric Revenues	45,252	43,353
Water Revenues	8,686	8,518
Wastewater Revenues	8,203	7,273
Sanitation Revenues	4,308	4,076
Drainage Revenues	1,215	944
Hotel/Motel Fund	2,146	1,853
Northgate Parking	452	148
<b>Total Revenues</b>	<b>\$ 113,497</b>	<b>\$ 109,732</b>
Use of Bond Proceeds	13,193	9,885
<b>Total Revenue Used</b>	<b>\$ 126,690</b>	<b>\$ 119,617</b>
<b>Expenditures</b>		
Public Safety	\$ 15,669	\$ 13,976
Recreation, Culture and Library	6,780	5,768
Public Works	5,213	4,584
General Government	6,972	6,379
Finance and Technology	4,453	4,119
General Capital Outlay	13,193	9,885
Debt Service	9,618	8,105
Electric Service	38,582	38,145
Water Service	5,985	4,890
Wastewater Service	5,887	5,114
Sanitation Service	4,379	3,791
Hotel/Motel Fund	1,915	1,232
Other	323	881
<b>Total Expenditures</b>	<b>\$ 118,969</b>	<b>\$106,869</b>

(unaudited)



**City of College Station Information**

**(979) 764-3500**

**Texas A&M University Information**

**(979) 845-3211**

**Brazos County Information**

**(979) 775-7400**

**College Station ISD Administration**

**(979) 764-5400**

**Convention & Visitors Bureau**

**(979) 260-9898**

**Chamber of Commerce**

**(979) 260-5200**

**College Station Public Library**

**(979) 764-3416**

**City of College Station**

**P.O. Box 9960**

**1101 Texas Avenue**

**College Station, Texas 77842**

**For more information, call 764-3500**

**or visit the City's web site at**

**[www.ci.college-station.tx.us](http://www.ci.college-station.tx.us)**

**College Station.**

**Home of Texas A&M University and the George Bush Presidential Library.**